



INTRODUCTION

The Rancho Mirage Housing Element is intended to provide both citizens and public officials with a comprehensive understanding of the housing needs within the City. It sets forth policies and programs that will enable the City to reach its defined housing goals and attempt to assure that every Rancho Mirage resident secures a safe and decent place to live within a satisfactory environment. The Housing Element promotes a coordination of housing policies and programs at local, state and federal levels.

This Element first reviews the applicable State law which governs its content. This is followed by an analysis of the effectiveness of the policies and programs implemented through the 2006-2013 Element. Then, a review of the City's demographic information is presented, followed by an analysis of its housing needs. All constraints which might restrict or impede the development of housing are then analyzed. The document concludes with the goals, policies and programs to be implemented in the 2014-2021 planning period.

BACKGROUND

Legal Requirements of the Housing Element

Assembly Bill 2853 (Roos), passed in 1980, describes the requirements for Housing Elements: the need to include an assessment of regional housing needs, the role of the California Department of Housing and Community Development (HCD) in the review of the Element, and procedures and timing for the adoption of the Housing Element. According to that law, this Housing Element must contain three parts:

1. An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of those needs;
2. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing; and
3. A program which sets forth a five-year schedule of actions to implement the policies and achieve the goals and objectives of the Housing Element, guided by the following State housing objectives:
 - a. Provision of decent housing for all persons regardless of age, race, sex, marital status, source of income, or other factors;
 - b. Provision of adequate housing by location, type, price and tenure; and
 - c. Development of a balanced residential environment including access to jobs, community facilities, and services.

At Risk Analysis

Section 65583 of the Government Code, requires each city and county to adopt programs for preserving existing affordable housing. A complete analysis is included in this document.



Recent Legislation

Since the adoption of the previous Element in 2010, several Bills have been passed by the State legislature, which affect the content of the Housing Element. These include:

- ✧ SB 812, now incorporated into Government Code Section 65583, which requires analysis of the special housing needs of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities;
- ✧ AB 1867 and AB 1103, which amend the requirements for available sites analysis;
- ✧ SB 244, which requires the General Plan Land Use Element to be updated to identify and analyze disadvantaged unincorporated communities within the City's sphere-of-influence;
- ✧ ABx1 26, which was adopted in 2011, effectively eliminating redevelopment agencies and prohibiting them from entering into new agreements. California redevelopment agencies were dissolved effective February 1, 2012, and the City assumed the role of the Successor Agency to the Rancho Mirage Redevelopment Agency with obligation to liquidate the assets of the former Redevelopment Agency and pay its debts.

Relationship to Other Elements

As an Element of the General Plan, the Housing Element identifies present and future housing needs, and establishes policies and programs to achieve those needs. Within the context of the General Plan, the Housing Element functions as an integral part of a comprehensive growth plan. For instance, projected housing need relates not only to residential land use acreages, but to the distribution of commercial lands, and the jobs created by development on those lands, as well as policies to accommodate the City's fair share of households within all income levels.

The Housing Element is closely correlated with the following mandated General Plan Elements:

- | | |
|----------------|--------------|
| ✧ Land Use | ✧ Noise |
| ✧ Circulation | ✧ Open Space |
| ✧ Conservation | ✧ Safety |

Review of State and Local Housing Plans and Objectives

California's Statewide Housing Plan, updated in 1999, identifies several critical issues in California's housing market:

- ✧ Much higher levels of housing construction are needed to adequately house the State's population.
- ✧ High housing cost burdens have been an issue for both owners and renters. The combination of upward price pressure in the housing market and relatively tight

urban housing markets has in the past led to increasing cost burdens, particularly for low-income renter residents. This condition has lessened as housing prices have fallen sharply as a result of the recent economic downturn.

- ✧ In addition to high housing cost burdens, it is evident that, in some portions of the State, the level of overcrowding has dramatically increased. This is not the case in Rancho Mirage.
- ✧ A substantial portion of affordable rental housing developments statewide are at risk of conversion to market rate use. This situation threatens thousands of low-income elderly households and families, exacerbating local housing needs.
- ✧ California has an extensive agricultural economy that depends on temporary workers to harvest and process crops. Significant numbers of these critical workers migrate throughout the State, facing housing challenges that impact their welfare.
- ✧ Finally, the homeless individuals and households who have fallen through the cracks of society face significant difficulties in obtaining shelter and reintegrating themselves into the broader society.

Evaluation of Existing Housing Element Policies and Programs

The Housing Element must include an evaluation of the goals, policies and programs of the previous planning period, in this case the 2006-2013 timeframe. This evaluation helps the City determine which goals, policies and programs were effective; which are still being implemented; and which may either be complete, or were not effective in implementing the provision of housing. This evaluation helps the City determine how policy direction in the current planning period should be updated.

GOAL 1

A variety of housing types that meet the needs of residents within the City.

GOAL 2

Housing to meet the needs of the City's lower income households.

GOAL 3

The preservation and maintenance of the City's affordable housing supply in a safe and sanitary condition.

Policy 1

The General Plan shall provide for a mixture of residential densities dispersed throughout the City.

Evaluation: The General Plan Land Use Element establishes a variety of residential densities, ranging from 1 dwelling unit per 640 acres (Hillside Reserve) to 9 dwelling units per acre (High Density Residential), that are consistent with the low-density character of the City and surrounding desert communities. Lands designated for various densities are distributed throughout the City, as illustrated on the Land Use and Zoning Map. In addition, the Section 19 Specific Plan allows both high density residential and mixed use

development at densities of at least 20 units per acre and up to 28 units per acre. This policy will continue to be implemented.

Program 1.A

The City shall monitor the remaining supply of vacant land in all residential zoning categories.

Responsible Agency: Community Development Department

Schedule: On-going

Evaluation: The Community Development Services Department routinely updates its vacant land inventories. The Land Use Element of the City's General Plan provides a tally of vacant land acreages within all residential zoning categories and projections of potential dwelling units and populations at buildout. The Land Use and Zoning Map identify the location of vacant residential lands. These tools assist the City in analyzing its land use balance, developing capital improvement plans, and making other planning and financial decisions. This program has been successful and will continue to be implemented.

Program 1.B

The City shall review and revise its residential development standards, as needed, to ensure that a variety of housing types are accommodated without sacrificing the City's design standards.

Responsible Agency: Community Development Department

Schedule: On-going

Evaluation: The Zoning Ordinance was amended several times between 2006 and 2013 to accommodate a variety of housing types. Ordinance No. 1020 was adopted in 2011 to revise requirements pertaining to homeless shelters, supportive and transitional housing, second residential units, maximum permitted heights in various residential districts, and elimination of the R-M Transitional Overlay Zone. Ordinance No. 1021, also adopted in 2011, revises permitting requirements and procedures for time share and vacation ownership resorts and industrial setbacks adjacent to residential zoning districts. In 2012, the City adopted Ordinance No. 1047 which amends the Section 19 Specific Plan to facilitate the development of affordable housing, housing for large families, an infrastructure program, and minimum densities on designated sites in Section 19. This program has been successful and will be ongoing.

Program 1.C

The City's Density Bonus Ordinance shall be amended to satisfy the requirements of State law.

Responsible Agency: Community Development Department

Schedule: As needed with changes in State law

Evaluation: The Density Bonus Ordinance is regularly reviewed for compliance with State law. Density bonuses were also applied to projects during the planning period.

The San Jacinto Villas affordable housing project, constructed between 2009 and 2011, qualified for a density bonus through the allocation of a 2-acre park site set aside for a future expansion of Whitewater Park. This program will be continued as appropriate.

Policy 2

The City's residential development standards shall allow for a diversity of housing types while adhering to the General Plan's community design policies.

Evaluation: The Zoning Ordinance includes seven (7) residential zoning districts, each of which has its own development standards that allow for a diverse range of housing types, including single- and multi-family residences, manufactured housing, guest/employee housing, and transitional/supportive housing, among others. The Section 19 Specific Plan (Ordinance No. 989, adopted 2010) provides greater flexibility for residential development types, such as live/work and mixed-use residential units, and sets forth specialized design standards and guidelines for the 270+ acre Specific Plan area. All development standards are consistent with the General Plan's community design policies that seek to preserve and enhance the City's distinctive character. This policy has been successfully implemented and will continue.

Policy 3

Affordable housing developments shall be distributed throughout the City rather than concentrated in one area.

Evaluation: The City strives to distribute affordable housing developments throughout the City to the greatest extent possible. The most recent project, the 83-unit San Jacinto Villas, was constructed during the 2006-2013 planning period, with occupancy beginning in 2011. It is in the southern portion of the City in the vicinity of Parkview Villas, another affordable, 82-unit age-restricted (55+) project. However, its location along the Highway 111 corridor was determined to be beneficial for the resident senior population due to proximity to the public library, post office, commercial services, and bus stops. The Section 19 Specific Plan, adopted in 2010, offers future affordable housing opportunities in the northern portion of the City just south of Interstate-10, within walking distance of urban amenities and a future multi-modal transit station. This policy will be maintained.

Policy 4

Rental projects developed with Agency funds to provide affordable housing shall be owned by the Housing Authority to the greatest extent possible, in order to ensure that the quality of life within these projects is maintained.

Evaluation: The Housing Authority owns and manages 229 affordable rental units in four (4) housing projects, all of which are age-restricted (55+) to serve the predominant segment of the City's population. Parkview Villas consists of 82 units, and Whispering Waters contains 30 units. Santa Rosa Villas, which was acquired in 2004 and occupied in 2006, includes 34 units. The City's newest project, San Jacinto Villas, began construction in 2009 and was occupied in 2011. It is LEED Silver certified and includes 83 affordable units.

These projects were developed prior to the dissolution of the City's Redevelopment Agency (RDA) in 2012. Given the elimination of RDA funding, it is unclear to what extent the City



will be able to acquire and manage additional affordable residential projects in the future. This policy will be reevaluated for the 2014-2021 planning period.

Program 4.A

The Housing Authority shall consider all available options when developing rental units, including hiring contractors through requests for proposals, buying completed projects and other strategies as they become available.

Responsible Agency: Housing Authority

Schedule: On-going

Evaluation: In 2009, the Housing Authority acquired the Rancho Palms mobile home park with the intent to develop it as affordable housing. The project site is adjacent to roadways, transit and utility infrastructure. The final stages of clearing the park are underway; however, development plans have not been determined. With the elimination of RDA funding, it is unclear how the site will be developed and whether all or a portion of future units will be affordable. This program will be reevaluated for the 2014-2021 planning period.

Program 4.B

The Housing Authority shall develop a program for substantial rehabilitation of existing rental units within the City.

Responsible Agency: Housing Authority

Schedule: 2010-2011

Evaluation: The Housing Authority implemented this program by reroofing 82 units at Parkview Villas, at a cost of \$268,568, and replacing cabinetry and flooring in 26 of those units, at a cost of \$364,000. All these activities occurred during the 2006-2013 planning period. With the elimination of redevelopment funds, the availability of funding may be limited, but ongoing maintenance and rehabilitation will be necessary, and this program will be maintained in the 2014-2021 planning period.

Program 4.C

The City shall investigate a program to purchase and consolidate small vacant lots in the Thunder Road area to allow the development of an economically feasible project for extremely low, very low, low and/or moderate income households.

Responsible Agency: Housing Authority

Schedule: 2010-2011

Evaluation: This program was not implemented during the 2006-2013 planning period. Given the elimination of RDA funds subsequent to ABx1 26, it is unclear whether funding for this project will be available. This program will be reevaluated for the 2014-2021 planning period.

Policy 5

The City shall strive to meet the State-mandated special shelter needs of, large families, female-headed households, single-parent families, workers employed in Rancho Mirage, senior citizens, the disabled and homeless individuals through the continued efforts of the Housing Authority in developing or assisting private interests in developing housing for all types of households.

Evaluation: As described above, the Housing Authority owns and manages 229 affordable rental units, all of which are restricted for seniors (ages 55+), including the San Jacinto Villas project that was completed during this planning period. The City adopted Ordinance No. 1047 (2012) which requires 1,120 affordable housing units, and a specified percentage of 4+ bedroom units that can accommodate large families, in the Section 19 Specific Plan area. The Housing Authority acquired the Rancho Palms Mobile Home Park for the future development of additional affordable housing. The City contributes financially to a wide range of regional organizations that provide housing and other support to homeless and disabled individuals, including Roy's Desert Resource Center, Angel View Crippled Children's Foundation, Hidden Harvest, Food Now, Martha's Village, Well in the Desert and Jewish Family Services.

Program 5.A

Continue to support and assist in enforcing the provisions of the Federal Fair Housing Act. Information on the Fair Housing Act, as well as methods for responding to complaints, shall be available at City Hall. The materials shall also be provided to the City Library and Post Office for distribution. The City's Housing Commission shall continue to hear Fair Housing issues at its regular meetings.

Responsible Agency: Housing Authority

Schedule: Continuous

Evaluation: The Housing Authority is responsible for enforcing the provisions of the Fair Housing Act. Reference materials regarding fair housing practices are provided at City Hall and the City Library. The City's Housing Commission hears and evaluates Fair Housing issues and other items related to the development and retention of affordable housing units. The City Attorney annually prepares a "Guide to Mobile Home Residency Law, Rights and Responsibilities", which explains landlord and tenant regulations pertaining to mobile homes and mobile home parks. The City's Mobile Home Fair Practices Commission makes rulings on issues and complaints related to mobile home parks in the City. This program has been successful and will be maintained.

Program 5.B

The City shall work with private organizations in assisting whenever possible in the housing of disabled residents, through continued participation by the Housing Authority.

Responsible Agency: Housing Authority, Community Development Department

Schedule: Continuous



Evaluation: The City regularly contributes to non-profit and charitable organizations, including those that provide housing and other services for disabled residents, through special assistance funds and other support. All affordable housing projects owned and managed by the Housing Authority are compliant with the provisions of the Americans with Disabilities Act (ADA).

Program 5.C

The City shall amend the Zoning Ordinance as follows:

- a. Allow emergency shelters by right in the Institutional zone, subject to design review, and subject to a conditional use permit in the R-M and R-H zones. Approval shall be through a non-discretionary design review process.
- b. Transitional and supportive housing shall be subject to only those restrictions that apply to other residential uses of the same type in the same zone
- c. Define Single Room Occupancy facilities.
- d. Allow Single Room Occupancy facilities in the I-L zone, subject to approval of a conditional use permit.
- d. The Zoning Ordinance shall be clarified to state that handicapped ramps are permitted in the front, side or rear yard setback of any residential structure. A reasonable accommodation procedure shall be established to provide exception in zoning and land use for persons with disabilities.

Responsible Agency: Community Development Department

Schedule: 2009-2010

Evaluation: Ordinance No. 1020, adopted in 2011, eliminates emergency shelters from residential zoning districts, but allows them by right in the Public Facilities zone. It also allows supportive and transitional housing with more than 6 occupants in the High Density Residential zoning district with a conditional use permit.

Single-room occupancy facilities are defined in Section 17.90.020 of the Zoning Code, and these facilities are permitted in various districts, depending on their specific use. For example, when functioning as a guest/employee home, a single-room occupancy unit may be approved in the R-E, R-L-2, R-L-3, or R-M residential districts. When part of a hotel, a single-room unit may be approved in several commercial or resort hotel districts (a complete list of allowable districts is provided in Table 2-2 and 2-4 of the Zoning Ordinance).

Handicapped accessible ramps are permitted by right in the Zoning Ordinance. A reasonable accommodation procedure has been established through the Building Department.

Policy 6

The City shall encourage the protection of existing affordable senior housing units.

Evaluation: The Housing Authority owns and manages four (4) affordable housing projects which are age-restricted and provide a total of 229 units for extremely low, very low, low and moderate income seniors. The Housing Authority monitors existing age-restricted housing in the City; none was removed during the 2006-2013 period.

Program 6.A

The City shall monitor existing mobile home parks, and shall consider the allocation of Housing Set-Aside funds to correct health and safety concerns as they arise.

Responsible Agency: Code Compliance Division, Housing Authority

Schedule: Continuous

Evaluation: The Housing Authority and Code Compliance Division closely monitor mobile home parks to assure the health, safety, and general welfare of residents. The City also enforces the provisions of Title 25, which establishes regulations pertaining to the construction, maintenance, occupancy, use, and design of mobile home parks. This program will be carried over to the new planning period.

Program 6.B

The City shall monitor existing senior apartment buildings, and shall consider the allocation of Housing Set-Aside funds to correct health and safety concerns as they arise.

Responsible Agency: Code Compliance Division, Housing Authority

Schedule: Continuous

Evaluation: The Housing Authority implemented this program by reroofing 82 units at Parkview Villas, at a cost of \$268,568, and replacing cabinetry and flooring in 26 of those units, at a cost of \$364,000. All these activities occurred during the 2006-2013 planning period.

Program 6.C

The Housing Authority shall secure affordability restrictions for periods of at least 35 years within existing mobile home parks, resulting in the addition of at least 140 units affordable to extremely low, very low, low and moderate income households.

Responsible Agency: Housing Authority

Schedule: 2009-2010

Evaluation: This program was not implemented. The mobile home park in question was purchased by the Agency, and planned for affordable stick-built housing. However, with the elimination of redevelopment, no funding is currently available to proceed with the project. This program will be removed for the 2014-2021 planning period.

Policy 7

There shall be equal access to housing regardless of race, color, religion, national origin, sex, age, family status or sexual orientation.

Evaluation: The City has numerous anti-discrimination policies and regulations in place, including fair housing practices, and continues to implement them on an ongoing basis.



Policy 8

The City's mandated fair share of affordable housing shall be maintained by resale and rental restrictions, applicant screenings, and other appropriate mechanisms established as conditions of approval for new affordable housing projects.

Evaluation: Privately developed affordable housing projects in the City are contractually obligated to maintain affordability restrictions for a specified period of time and in accordance with applicable laws. This policy has been successful and will continue to be implemented as new projects are proposed.

Policy 9

The Housing Authority shall pursue the development of 485 extremely low, very low, low and moderate income units in this planning period.

Evaluation: During the 2006-2013 planning period, 83 new affordable rental housing units were constructed in the City. This includes 42 very low income, 37 low income, and 3 moderate income units at San Jacinto Villas (one additional unit is currently vacant). In 2012, the City adopted Ordinance No. 1047 which amended the Section 19 Specific Plan to accommodate 1,120 dwelling units for extremely low, very low, and low income households within the Specific Plan boundaries. The ordinance also established minimum densities of 20 units per acre on designated sites to further accommodate the need for affordable housing. The recession and elimination of redevelopment have slowed development in all sectors. No projects were proposed by the private sector. Due to the elimination of the RDA the City lost its ability to develop affordable housing.

This policy will be replaced with policies that reflect the 2014-2021 planning period RHNA allocation, which has been reduced substantially from the 2006-2013 allocation.

Program 9.A

The Redevelopment Agency shall annually allocate funds to eligible projects, outlined within the Redevelopment Agency's Implementation Plan, and other projects as they are presented to the Agency.

Responsible Agency: Redevelopment Agency, Housing Authority

Schedule: Annually

Evaluation: Prior to its dissolution, effective 2012, the Redevelopment Agency annually allocated funds in accordance with its Implementation Plan. As a result of ABx 1 26, funds are no longer available for allocation, and this program will be eliminated.

Program 9.B

The Housing Authority shall develop the Monterey Village project as a family project comprised of 227 ownership and rental units for extremely low, very low and low income households. The Authority shall consider all available tools to leverage Set Aside funds and generate the total funding necessary to complete the project during this planning period. The Authority shall retain control of the project until individual housing units are sold, and shall permanently control common areas to ensure a high level of maintenance occurs in the project over the long term.

Responsible Agency: Housing Authority, Community Development Department

Schedule: 2012-2013

Evaluation: This project was planned prior to the elimination of the Rancho Mirage RDA and the loss of set-aside funding. No funding was available during the scheduled implementation dates, nor is funding currently available to pursue its immediate development, and its future is unclear. This program will be eliminated.

Program 9.C

The City shall restrict all housing units at the Santa Rosa Villas to very low, low and moderate income units.

Responsible Agency: Housing Authority, Community Development Department

Schedule: 2006-2007

Evaluation: Santa Rosa Villas includes 34 affordable housing units that are currently rented to 9 extremely low income, 15 very low income, and 9 low income households (1 additional unit is currently vacant). The City will continue to provide a mix of income levels at this project and restrict its affordability.

Program 9.D

The Housing Authority shall complete the San Jacinto Villas project to include 82 units affordable to extremely low, very low, low and moderate income households in this planning period.

Responsible Agency: Housing Authority, Community Development Department

Schedule: 2011-2012

Evaluation: Construction of this housing complex started in September 2009, and occupancy began in April 2011. The project includes 83 affordable age-restricted (55+) rental units, including 42 very low income units, 37 low income units, 3 moderate income units, and 1 currently vacant unit.

Program 9.E

The Housing Authority shall consider the construction of units containing 4 or more bedrooms in its future development projects to address the potential for overcrowding, which currently stands at 2.5% of the City's total housing units. The Monterey Marketplace project shall include 6 (2.5%) units with 4 or more bedrooms. Projects proposed in Section 19 shall include at least 1% of units with 4 or more bedrooms.

Responsible Agency: Housing Authority

Schedule: 2010-2014

Evaluation: In 2012, the City adopted Ordinance 1047 which amended the Section 19 Specific Plan to require all proposed projects to include at least 1% of units with 4 or more bedrooms. This will contribute to a reduction in any potential overcrowding in the City. Given the elimination of RDA and anticipated set-aside funding, the future of



Monterey Village is unclear. No funding is available to facilitate its immediate or near-term development.

Program 9.F

The Housing Authority shall give female-headed single parent households first priority for extremely low, very low and low income units. [Can this be done for female-headed households without running afoul of sex discrimination? And single parent households without running afoul of marital discrimination?]

Responsible Agency: Housing Authority

Schedule: 2009-2014

Evaluation: All affordable housing projects owned by the Housing Authority are age-restricted (55+) and do not give preference to female-headed single parent households. This program will be reconsidered for the next planning period.

Policy 10

In order to qualify for the City's financial assistance for the development of affordable housing, developers shall be required to comply with the Redevelopment Agency's Implementation Plan.

Evaluation: Prior to RDA elimination, the Housing Authority reviewed projects proposed by private entities for compliance with the RDA Implementation Plan. However, with RDA elimination, future proposals will be evaluated based on affordability requirements and housing goals established by the Housing Authority and other departments, as appropriate. With the elimination of redevelopment, this policy will be modified for the new planning period.

Program 10.A

The City shall prepare a standard set of qualifications and an application format for private developers seeking City financial assistance for the development of affordable housing.

Responsible Agency: Housing Authority

Schedule: 2010-2011

Evaluation: The Housing Authority identifies project-specific qualifications and other requirements in all Requests for Proposals. This program will continue to be implemented.

Policy 11

The City may, whenever it deems feasible and necessary, reduce, subsidize or defer development fees to facilitate the development of affordable housing.

Evaluation: San Jacinto Villas was the only affordable housing project built during the 2006-2013 planning period. All respective fees for this project were paid, including development impact fees, Transportation Uniform Mitigation fees (TUMF), Multiple Species Habitat Conservation Plan (MSHCP) fees, and others. The City will continue to

consider and implement fee reductions or subsidizations whenever deemed feasible and necessary.

Policy 12

The City shall apply its density bonus provisions to all qualifying affordable housing projects.

Evaluation: Density bonus provisions were applied to the San Jacinto Villas affordable housing project, for which construction began in 2009 and occupancy occurred in 2011. The project was eligible for bonus density incentives based on the number of proposed dwelling units, age restrictions (55+), and provision of very low, low, and moderate income units. The Whitewater Park site contributed 19 units to the development using transfer of development rights provisions, and the bonus density resulted in 83 units on 8.7 acres for a final density of 9.5 units/acre. This policy has been implemented successfully and will be applied to future projects, as appropriate.

Policy 13

The City shall provide 1,120 units for extremely low, very low, low income households within the boundaries of the Section 19 Specific Plan.

Evaluation: This policy was implemented by Ordinance No. 1047, adopted by the City in 2012. The ordinance amends the Section 19 Specific Plan to provide 1,120 dwelling units for extremely low, very low, and low income households.

Program 13.A

The City shall allocate Set Aside funds, and implement an infrastructure program to extend domestic water and sanitary sewer to residential lands in Section 19. To facilitate the development of housing for lower-income households in the Section 19 Specific Plan area, the City will encourage further land divisions of planning areas as identified in Table IV-27 resulting in parcel sizes that facilitate multifamily development affordable to lower income households in light of state, federal and local financing programs (i.e. 50-100 units). The City will offer incentives for the development of affordable housing including but not limited to:

- priority to processing subdivision maps that include affordable housing units,
- expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the Specific Plan,
- financial assistance (based on availability of federal, state, local foundations, and private housing funds).

Responsible Agency: Housing Authority

Schedule: 2011-2014

Evaluation: This program was adopted by City Council as part of Ordinance 1047, which amended the Section 19 Specific Plan. Development of the infrastructure program is underway. The City has an agreement with the Coachella Valley Water District (CVWD) to extend water and sewer lines to serve the first phase of development, which will consist of mixed use development. The plan also requires the



construction of a water storage reservoir north of Interstate-10. Construction of these improvements is anticipated during the 2014-2021 planning period.

Program 13.B

The approved Section 19 Specific Plan currently permits multifamily uses without a CUP in Planning Areas 4.01, 4.02 and 4.03, where at least 50% of the remaining need of 1,120 units (560 units) will be accommodated on sites allowing exclusively residential uses pursuant to Government Code Section 65583.2 (i). The Section 19 Specific Plan will be amended to establish minimum densities of 20 units per acre on the sites designated for exclusively residential use; and to accommodate the City's balance of 560 units needed to meet the regional need for lower-income households, pursuant to Government Code Section 65583.2(h), the City will further amend the Section 19 Specific Plan to establish minimum densities of 20 units per acre on sites within Planning Areas 1.07, 2.01, 2.02, 2.03, 2.04, 2.05 and 2.06, as shown in Table IV-27a.

Responsible Agency: Community Development Department, City Council

Schedule: 2010-2011

Evaluation: This program was implemented by Ordinance 1047, which was adopted by the City in 2012 and amended the Section 19 Specific Plan to include the density modifications described above. The program is complete and shall be deleted.

Policy 14

The City shall assist existing extremely low, very low and low income households in maintaining their homes in a safe and habitable condition.

Program 14.A

The Housing Authority shall provide financial assistance to lower income households through its Home Improvement Program, as described on page 22 (Rehabilitation Needs) of this Element.

Responsible Agency: Housing Authority

Schedule: Annually

Evaluation: During the 2006-2013 planning period, the City's Home Improvement Program (HIP) provided financial assistance to a total of 813 participants, including 778 very low to low income households, and 35 median to moderate income, households. This program has been successfully implemented and will be maintained if funds are available.

Policy 15

Relocation assistance shall be provided to lower income households who are displaced by public or private redevelopment activities as mandated by the State.

Evaluation: No relocation assistance was required during the 2006-2013 planning period. This program will continue to be implemented in the future, as necessary.

Policy 16

The City shall make every effort to preserve units at risk at Villa Mirage and Rancho Mirage Resort.

Program 16.A

In order to preserve units at risk, the City shall:

- Monitor the status of affordable units that may become at-risk of conversion.
- Provide technical assistance as feasible to facilitate the preservation of units considered at risk of conversion. Annually contact property owners, gauge interest and identify non-profit partners and pursue funding and preservation strategy on a project basis.
- Work with owners and potential buyers to assure that affordability covenants are maintained through the planning period.
- Work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority, and other affordable housing opportunities in the City.
- Use, where feasible, available financial resources to restructure federally assisted preservation projects, in order to preserve affordability. Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue or support applications of non-profits for these funding sources at the federal, State or local levels.

Responsible Agency: Housing Authority

Schedule: Annually

Evaluation: Ninety-eight (98) affordable multi-family rental units located within Villa Mirage were at risk of converting to market rate apartments in 2015. The City monitored the status of the project and worked closely with The Hampstead Group, Inc. who agreed to purchase, upgrade, and maintain the property as an affordable housing project. The City assisted the purchaser in acquiring multi-family housing revenue bonds to finance the project by becoming a Program Participant in the California Statewide Communities Development Authority. The process added an additional 40 years to the project's affordability restrictions and extended its expiration date to 2055.

At Rancho Mirage Resort, resale restrictions for moderate income households on forty-two (42) affordable units will expire in 2015. The City has been unable to extend these restrictions.



HOUSING NEEDS

The housing needs of Rancho Mirage can be determined by investigating the make-up of the community and its demographics.

Regional Setting

Rancho Mirage is located in the Coachella Valley of Riverside County. During the 1980's Riverside County experienced extremely rapid growth. The County population grew from 663,923 in 1980 to 1,110,000 in 1990, an increase of 67%. By 2000, the County's population had increased to 1,545,387, an increase of 39% in ten years. By 2010, it had increased to 2,189,641, which represents a 10-year increase of 41.7%. The Department of Finance further estimates that the County's January 2012 population stood at 2,227,577, a 1.7% increase over 2010 Census estimates.

Demographic Characteristics

Age Distribution

The median age in Rancho Mirage in 2010 was 62.3 years of age. Approximately 44% of the population was over the age of 65. The 2010 Census presents the following age distribution of the City's population.

Table IV-1
Age Distribution – 2010

Age	Number	% of Total
Under 20	1,991	11.6
20-24	345	2.0
25-29	302	1.8
30-44	1,583	9.2
45-54	2,163	12.6
55-59	1,453	8.4
60-64	1,799	10.4
65+	7,582	44.0
Total	17,218	100
Source: 2010 US Census		

Ethnic Characteristics

Table IV-2 shows the ethnic distribution for Rancho Mirage in 2010.

Table IV-2
Ethnic Characteristics – 2010

Ethnicity	Number	% of Total
White	15,267	88.7
Black or African American	256	1.5
American Indian & Alaska Native	94	0.5
Asian	651	3.8
Native Hawaiian & Other Pacific Islander	14	0.1
Other	598	3.5
Two or More Races	338	2.0
Total	17,218	100
Hispanic or Latino (of any race)	1,964	11.4

Source: 2010 US. Census

Although the community remains predominantly white, the data shows an increase in minority population. This is representative of a trend throughout Southern California.

Population Growth

Rancho Mirage has shown steady population growth throughout the last decade. However, the City's growth rate has slowed considerably since 2005..



Table IV-3
Population Growth – 2002 to 2012

Year	Square Miles	Population	% Increase
2002	24.0	14,349	n/a
2003	24.0	15,044	4.8
2004	24.0	15,653	4.0
2005	24.7	16,353	4.5
2006	24.7	16,592	1.2
2007	24.7	16,779	1.1
2008	24.7	16,815	0.2
2009	24.7	17,037	1.3
2010	24.7	17,165	0.8
2011	24.8	17,399	1.4
2012	25.1	17,504	0.6

Source: US Census and California Department of Finance (DOF)

Major Employers

Table IV-4 shows the largest employers located in the City of Rancho Mirage and the number of workers each employs. The City's retail businesses are also important employers, but are comprised of a large number of small businesses, rather than a single large business. Table IV-4 therefore does not reflect accurately the retail trade component of the workers in the City.

Table IV-4
Major Employers – 2010

Employers	No. of Employees
Eisenhower Medical Center	2,480
Agua Caliente Resort and Spa	1,300
Rancho Las Palmas Resort	500
Westin Mission Hills Resort	470
Betty Ford Center	269
Mission Hills Country Club	211
Cheesecake Factory	180

Source: City of Rancho Mirage

Housing Characteristics

The character of the City's housing has not significantly changed over time. The Department of Finance estimates that in 2012, there are 14,307 housing units in the City, as shown in Table IV-5.

Table IV-5
Housing Characteristics – 2012

Unit Type	Number of Units	% Total Units
Single-Family Detached	7,659	53.5
Single-Family Attached	4,187	29.2
Multi-Family, 2–4 Units	725	5.1
Multi-Family, 5 or More Units	841	5.9
Mobile home, RV, Trailer, Other	895	6.3
Total	14,307	100

Source: Department of Finance, 2012

Vacancy Status

The 2007-2011 American Community Survey showed an overall vacancy rate of 39.4%. Correcting for seasonal or recreational units, which are considered vacant by the Census but are not available or used for permanent occupancy, the vacancy rate decreases to 7.6%.

Table IV-6
Vacancy Status – 2011

Unit Type	Number of Vacant Units	% Total Units Citywide
For Rent	185	3.3
For Sale Only	326	5.9
Rented or Sold, Not Occupied	108	1.9
Seasonal, Recreational or Occasional Use	4,479	80.8
Migrant Workers	0	0.0
Other Vacant	449	8.1
Total	5,547	100

Source: 2007-2011 American Community Survey

Housing Tenure

Housing tenure for owner and renter occupied units is shown in Table IV-7. In the City of Rancho Mirage 82% of occupied units are owner-occupied.



Table IV-7
Housing Tenure, Occupied Housing Units
2011

Unit	Number of Units	Percentage
Owner Occupied	6,994	82.1%
Renter Occupied	1,527	17.9%
Total	8,521	100%

Source: 2007-2011 American Community Survey

Overcrowding

Housing need is defined by the State Department of Housing and Community Development in these ways:

- ☞ Overcrowding (more than 1.01 persons per room)
- ☞ Overpaying (paying more than 30% of household income for shelter)
- ☞ Residing in substandard units

The 2007-2011 American Community Survey provides current data on overcrowding in the City of Rancho Mirage.

Table IV-8
Overcrowding, Owner-Occupied Units
2011

Persons Per Room	No. of Units/%
0.5 or Less	6,335/90.6
0.51 to 1.00	642/9.2
1.01 to 1.50	0/0.0
1.51 to 2.00	17/0.2
2.01 or More	0/0.0

Source: 2007-2011 American Community Survey

Table IV-9
Overcrowding, Renter-Occupied Units
2007-2011

Persons Per Room	No. of Units/%
0.5 or Less	1,049/68.7
0.51 to 1.00	424/27.8
1.01 to 1.50	54/3.5
1.51 to 2.00	0/0.0
2.01 or More	0/0.0
Source: 2007-2011 American Community Survey	

For owner occupied units in the city, 17 housing units are considered to be overcrowded, and for renter occupied units, 54 housing units are overcrowded. Based on this data, a total of 71 housing units in Rancho Mirage are overcrowded. This represents 0.83% of all occupied units in the City.

Overpayment

The data presented in Tables IV-11, IV-12 and IV-13 shows overpayment by income category, the amount overpaying for renters and the amount overpaying for owners.

Table IV-10
Total Lower Income Households
Overpaying for Shelter – 2005-2009

	Number/%
Total Households in City	8,829
Extremely Low Income Households Overpaying	620/7.0
Very Low Income Households Overpaying	675/7.6
Low Income Households Overpaying	480/5.4
Total Lower Income Households Overpaying	1,775/20
Source: CHAS, 2005-2009	



Table IV-11
Percentage of Household Income Spent on Housing
Owner-Occupied Units, 2007-2011

Income	Percentage of Income Spent on Housing		
	< 20%	20%-29%	30% +
Less than \$20,000	0	24	580
\$20,000 to \$34,999	72	82	564
\$35,000 to \$49,999	52	135	415
\$50,000 to \$ 74,999	301	215	529
\$ 75,000 +	1,873	769	1,265
Total	2,298	1,225	3,353

Source: 2007-2011 American Community Survey

Table IV-12
Percentage of Household Income Spent on Housing
Renter-Occupied Units, 2007-2011

Income	Percentage of Income Spent on Housing		
	< 20%	20-29%	30% +
Less than \$20,000	8	10	317
\$20,000 to \$34,999	0	77	160
\$35,000 to \$49,999	0	142	122
\$50,000 to \$74,999	32	10	175
\$75,000+	147	56	112
Total	187	295	886

Source: 2007-2011 American Community Survey

Based on the data provided in Table IV-11 and IV-12, above, both homeowners and renters were overpaying for housing between 2007 and 2011.

Housing Costs

The City of Rancho Mirage has a relatively high median price for single-family owner-occupied units and rental units. The median value of housing and estimated mortgage costs as of 2007-2011 are shown in Table IV-13.

Table IV-13
Median Housing Costs, 2007-2011

2007-2011	
Median Value, Owner-Occupied Units	\$582,500
Median Mortgage Costs (PITI)	\$2,888
Median Gross Rent	\$1,221
Source: 2007-2011 American Community Survey	

The 2013 median household income calculated for Riverside County for a family of four is \$65,000. This is used to calculate, extremely low (30% of median), very low (50% of median), low (80% of median) and moderate (80% to 120% of median) incomes for use in State and federal subsidized housing programs.

Table IV-14
Riverside County Housing Program Income Limits
2013

Income Category	Number of Persons in Family			
	1	2	3	4
Extremely Low	\$14,100	\$16,100	\$18,100	\$20,100
Very low	\$23,450	\$26,800	\$30,150	\$33,500
Low	\$37,550	\$42,900	\$48,250	\$53,600
Moderate	\$54,600	\$62,400	\$70,200	\$78,000
Median	\$45,500	\$52,000	\$58,500	\$65,000

Source: HUD and HCD 2013

Based on the incomes in Table IV-14, it is possible to calculate the amount a family of four with an income of \$65,000 can afford to spend on housing, assuming that no more than 30% of the household's income is spent on housing. Table IV-15 demonstrates the current affordability gap in Rancho Mirage, based on existing median housing values which shows a median income household would need an additional \$1,263 per month to afford a median priced home in Rancho Mirage.

Table IV-15
2013 Rancho Mirage Median Income Affordability
GAP

Amount	
Median Household Monthly Income (2013)	\$5,416
30% of Household Income Housing Payment	\$1,625
Median Mortgage Costs	\$2,888
Affordability Gap	\$1,263



2013 Affordable Housing Projects

In the City of Rancho Mirage there are a total of 591 affordable units for lower income families and seniors. The Housing Authority owns 229 of these units, and 362 are privately owned, but have received assistance from the Housing Authority or other programs. Existing projects are described below.

Projects Owned by the Housing Authority

Santa Rosa Villas Housing Project (formerly known as Blue Heaven Mobile Home Park): This housing project, previously a mobile home park whose units were relocated, was initially occupied in late 2006 and contains 34 new affordable housing units for residents over 55. There are 9 extremely low income units, 15 very low income units, 9 low income units, and 1 vacant unit. Rents range from \$548 to \$724 per month.

Parkview Villas Residential Project: The project offers 82 affordable rental units to seniors over 55 years of age. There are 36 extremely low income units, 33 very low income units, 8 low income units, 1 moderate income unit, 3 vacant units, plus a manager's unit. Rent ranges from \$248 to \$1,119 per month.

Whispering Waters Residential Project: This housing project provides 30 affordable rental units for seniors over 55. There are 13 extremely low income units, 14 very low income units, 1 low income unit, and 2 vacant units. Rent ranges from \$310 to \$849 per month.

San Jacinto Villas: Construction of this housing complex started in September 2009, and occupancy began in April 2011. The project is LEED Silver certified and age-restricted (55+). It offers 83 affordable units, including 42 very low income units, 37 low income units, 3 moderate income units, and 1 vacant unit. Rents range from \$586 to \$1,052.

Privately Owned Projects

Las Colinas Residential Project: 84 affordable rental units are offered to seniors over 55 at this complex. The project contains 30 very low income units, 39 median income units, and 15 moderate income units. Rent ranges from \$490 to \$948 per month.

Villa Mirage is a 98 unit apartment project located at the northwest City boundary. The project consists of project-based Section 8 certificates, and provides very low and low income households with 2 and 3 bedroom units.

Rancho Mirage Resort is a 180 unit development consisting of 150 condos and 30 single-family homes, located immediately east of Villa Mirage. The majority of the units are market rate. Forty-one (41) units include resale restrictions which assure their affordability to moderate income households. The homes and townhomes consist of two and three bedroom units.

Rehabilitation Needs

The year in which a residential unit was built is an important characteristic of the housing stock, indicating its relative condition. In general, an average quality structure has a life of 20 to 30 years before the need for maintenance and rehabilitation becomes necessary for the structure to remain safe and sanitary.

According to the 2007-2011 American Community Survey, 5,763 dwelling units were built before 1980 and are now over 30 years old. Approximately 1,554 of those units are over 40 years old.

The Code Compliance division monitors the condition of housing stock through its site inspection and citation process. The division has annually cited approximately 6 single family homes for substantive rehabilitation or structural issues during the 2006 through 2013 period. The majority of these citations are corrected. This would indicate that there are approximately 6 substandard homes at any given time in the City.

The City's Housing Authority has previously funded a Home Improvement Program, which is designed to allow restricted income households to make needed repairs to their homes, including roofing, air conditioning and heating, and similar projects. Since Fiscal Year 2005/06, the program has assisted 813 participants, 778 (96%) of which were very low to low income residents, and 35 (4%) of which were median to moderate income residents.

Affordable Units at Risk

The continued availability of existing affordable housing units is important to City residents. When a project funded through local, state or federal programs becomes eligible for conversions to market rates, those units are considered "at risk" units.

Affordability restrictions for 98 multi-family rental units at the Villa Mirage project, located at 34160 Rebecca Way, were scheduled to expire in 2015. The City worked closely with The Hampstead Group, Inc. which, in 2012, agreed to purchase and upgrade the project and maintain its affordability for low-income housing (allowing Section 8 rentals) for an additional 40 years, with a new expiration date of 2055. The City assisted the purchaser in acquiring multi-family housing revenue bonds to finance the project through the California Statewide Communities Development Authority by becoming a Program Participant.

In addition, 42 resale restrictions at the Rancho Mirage Resort project will expire in 2015. Analysis of current resales at Rancho Mirage Resort indicate that the market rate units in this project sell in the range of \$100,000 to \$130,000. The replacement of these units would therefore total between \$4.2 and \$5.5 million. With the elimination of redevelopment, the City is no longer able to participate in the preservation of these units. The units are priced in a range that is affordable for a low or moderate income household, insofar as the mortgage cost (including insurance and taxes) would be between \$590 and \$765 per month. Therefore, although the resale restrictions may lapse, these units will remain affordable.



SPECIAL HOUSING NEEDS

There are households with identifiable special needs, as defined by California law for which the City must plan. These households typically experience difficulty in securing decent, affordable housing under market conditions. Specific groups with special housing needs include elderly residents, the homeless, single-parent households, farmworkers, persons with disabilities, persons with HIV/AIDS, and the disabled. In terms of how these disabilities affect housing needs, many simply require modifications of existing structures such as replacing steps with ramps and improving wheelchair accessibility. Other disabled people such as those with extreme mental disabilities, require long-term residential care. These special housing needs are provided through a variety of groups within the community and in the surrounding region.

Farmworkers

There are no lands in farming in the City, or in the cities of Cathedral City and Palm Desert, to the west and east of Rancho Mirage, respectively. Farming occurs in the eastern Coachella Valley, at least 20 miles to the east. Between 2007 and 2011, the American Community Survey indicated there was only 1 resident employed in “agriculture, forestry, fishing and hunting, and mining” in the City. Farm worker housing is therefore not needed in the City.

Homeless

The homeless are generally mobile, often crossing from one city or county into another, and determining their location, and place of residence, is difficult. The Riverside County Department of Public Social Services conducted a Homeless Count and Subpopulation Survey in 2013. One (1) homeless person was identified in the City during the Survey, who was “unsheltered” (living on the streets, in vehicles, encampments, abandoned buildings, or other places unfit for human habitation). Among all homeless individuals identified in Riverside County (not just Rancho Mirage) in the survey, 7% were over the age of 62, 25% said they had one or more disabling conditions, and 28% reported they were experiencing substance abuse issues.

A number of organizations provide services to the homeless throughout the Coachella Valley. Nightingale Manor, a 14-unit emergency shelter for homeless families is operated by Catholic Charities. The shelter is located in Palm Springs, but serves the entire Coachella Valley region. The shelter serves approximately two hundred families per year and its services include housing, counseling and education to help families become self-supporting. It provides substance abuse counseling/education for children of homeless families staying at the shelter.

Desert Horizon is a transitional living program managed by Jewish Family Service of San Diego that places homeless individuals into housing units that include apartments in Palm Springs, Cathedral City, and Desert Hot Springs. In 2011-2012, the program served 76 individuals. Supportive services, including living skills, budgeting instruction, employment assistance, and housing placement assistance, are provided.

Desert Vista Permanent Supportive Housing targets chronically homeless and disabled individuals and served 50 clients in 2011/2012. It provides living and self-care skills, case management, advocacy, employment assistance, and food distribution.

Martha's Village and Kitchen in Indio offers transitional housing, emergency shelter, food services, a career and education center, children's services, health care, case management, recovery services, and emergency assistance. Programs include daily hot meals, clothing distribution, food boxes, public showers, rental/utility assistance, general computer classes and ESL classes. Holiday program provides Christmas dinner, baskets and toys to low income families/individuals. Martha's Village and Kitchen is a two-story 42,000-sq. ft. structure containing dining facilities, classrooms, a medical clinic, and early childhood center. The upstairs family section consists of 34 rooms housing an average of four to six people per room, totaling approximately 120 men, women and children.

The Coachella Valley Rescue Mission in Indio provides shelter and meals, as well as support for homeless individuals and families. It currently shelters 150+ men, women, and children and offers emergency shelter to an additional 50 individuals each night. Additional services include job training, counseling and educational services, and transportation.

The City is also participating in the Coachella Valley Association of Governments' (CVAG) Homelessness Strategic Plan, which established Roy's Desert Resource Center (Roy's) in the western Coachella Valley. The facility opened in December 2009 and provides emergency and transitional shelter to 90 homeless individuals at a time, including families and single adults, for a maximum of 90 days. Support services include housing placement and employment assistance, living skills, advocacy, child care, and health care services. The facility sheltered 858 individuals in 2011, and 60% were successfully placed into housing. The Strategic Plan also includes goals to establish 225 emergency shelter beds (doubling the current size), 225 transitional housing units, 200 supportive housing units and 200 rental units in the western Coachella Valley. The City annually contributes funding to Roy's and has budgeted \$55,000 for FY 2012/13.

The City contributes annually to existing homeless facilities and charitable organizations in the Valley. In Fiscal Year 2012/13, the amount budgeted for these organizations totaled \$230,000. These funds included a broad range of contributions, including funds to Shelter From the Storm, Martha's Village, and Well in the Desert, which provide food, shelter, and community services to those in need. The funds the City allocates vary, depending on requests made and budgetary limitations, but are generally in amounts similar to those contributed in 2012-2013.

In October 2011, the City amended its Zoning Ordinance to address special housing types. Homeless shelters were eliminated in residential zoning districts and are now permitted in the Public (institutional) zone. Supportive and transitional housing with more than six (6) occupants are allowed in the Residential High Density (R-H) zone with conditional use permits. Single-room occupancy units can be approved in different forms and numerous zones, including those that permit second dwelling units, guest homes, assisted living facilities, hotels, and senior and congregate facilities.

The Elderly

There were 7,582 persons over the age of 65 in Rancho Mirage in 2010 (Census). Of the total of 4,799 senior occupied housing units in the City, 4,126 are owner occupied, while 673 are renter occupied. With more than 44 percent of the City's population over 65 according to the 2010 Census, the special housing needs of the elderly are an important concern in Rancho Mirage. This is especially so since many retired persons are likely to be on fixed incomes, at greater risk of housing overpayment. In addition, the elderly typically





have special needs related to housing construction and location. The elderly often require ramps, handrails, and lower cupboards and counters to allow greater access and mobility. Because of limited mobility, the elderly also typically need access to public facilities, such as medical and shopping, and to public transit facilities. Mature citizens also may need special security devices for their homes to allow greater self-protection. In many situations, the elderly prefer to stay in their own dwellings rather than relocate to a retirement community, and may require extra assistance with home repairs and manual house/yard work. Every reasonable effort should be made to allow them to maintain their dignity, self-respect, and quality of life.

The 2007-2011 American Community Survey indicates 5,007 households in Rancho Mirage receive Social Security. The mean Social Security income for these households is \$20,677, which is below the definition of very low income. Census data also show 2,409 households receive retirement income. The mean retirement income of these households is \$47,078.

There are 311 age-restricted affordable housing units in the City, located within the San Jacinto Villas, Parkview Villas, Santa Rosa Villas, Las Colinas and Whispering Waters projects. These units are available to extremely low, very low, low and moderate income seniors.

The elderly also may require assisted living or nursing care facilities, as they age and are no longer able to care for themselves independently. There are a number of facilities in the City available for seniors, including:

- Emeritus at Rancho Mirage (formerly Brighton Gardens), with 90 assisted living beds, 26 Alzheimer's beds, and 45 beds for residents requiring skilled nursing;
- Missions Hills Senior Living (formerly Monarch at Rancho Mirage), which has 142 beds, including an Alzheimer's patient capability;
- Mirage Inn, with 19 dementia/Alzheimer beds and 107 independent and assisted living beds;
- Country Villa Rancho Mirage Health Care, which has 99 nursing home beds;
- Vista Cove at Rancho Mirage, which consists of 56 beds, including Alzheimer's patient capabilities.

Persons with Disabilities

The 2000 Census identified 5,484 persons in the City with disabilities, of which 3,257 were 65 years of age or older. This data was unavailable in the 2010 Census but can be expected to have risen proportionately with the 10-year population increase. The high percentage of seniors living in the City results in a higher percentage of disabled persons, and a need to focus on accessible housing to accommodate their needs.

The Americans with Disabilities Act requires that all new multi-family and age-restricted construction include a percentage of units accessible to the disabled. Compliance with ADA standards is the responsibility of the City's Building Division. The City has no requirements which would constrain the development of housing for disabled persons – housing for disabled persons, whether in a group setting, apartment or condominium

project, or a single family home, is not considered any differently than housing for any other member of the community. There are no requirements for concentration of residential care facilities; no site planning requirements that constrain housing for persons with disabilities; the Zoning Ordinance defines family consistent with the federal definition, as one or more individuals in a household; and no parking requirements other than those required for any project for any and all housing types that serve persons with disabilities. Ramps, stairs, and similar structures required for accessibility are allowed by right in the Zoning Ordinance. No variance or Conditional Use Permit is currently required, nor will it be.

Persons with Developmental Disabilities

Section 4512 of the Welfare and Institutions Code defines a developmental disability as “a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual.” The definition includes severe and chronic disabilities, including mental retardation, cerebral palsy, epilepsy, autism, and other disabling conditions that are closely related to mental retardation or require treatment similar to that required for individuals with mental retardation. It does not include other handicapping conditions that are solely physical in nature.

The California Department of Developmental Services (DDS) provides services for developmentally disabled individuals through state-operated developmental centers and community facilities. It contracts with the Inland Regional Center (IRC) to provide and coordinate local services for eligible residents in Riverside County, including those in Rancho Mirage. IRC’s services also include assessment, referrals, counseling, outreach, advocacy, and training. The table below shows that 19 City residents currently receive services from IRC.

Table IV-16
City’s Developmentally Disabled Population
Served by Inland Regional Center

Age Group	# of Individuals Served
0-2	1
3-15	7
16-22	3
23-56	8
57+	0
Total:	19

Source: Inland Regional Center, March 2013.

Individuals with developmental disabilities may require housing that is close to public transportation, medical care, and public services. Housing affordability and accessibility of the home and surroundings also require consideration. Housing options can range from traditional housing and independent living, to supervised group living quarters, to institutional facilities that provide onsite medical care and other services.



The following local and regional housing facilities are provided for the developmentally disabled population in the Coachella Valley.

- ✧ IRC oversees the management of 8 single-family residential facilities in the Coachella Valley, each of which houses 4 to 6 individuals and provides 24/7 staff supervision. Residents are qualified and placed by IRC.
- ✧ Canyon Springs in Cathedral City is a State-operated community facility which is licensed as an Intermediate Care Facility/Mentally Retarded (ICF/MR) facility. Referrals for admission are made by IRC. Services include residential care, treatment, and job training for up to 63 adults with developmental disabilities, some of which also have behavioral issues. In February 2013, Canyon Springs served 54 individuals.
- ✧ Casa San Miguel de Allende in Cathedral City includes 38 apartments for developmentally and physically disabled individuals.
- ✧ Angel View Crippled Children's Foundation operates 19 six-bed group homes for children and young adults with developmental and physical disabilities. The homes provide 24-hour nursing and/or attendant care and can accommodate 100+ individuals at a time. There are 17 homes in the Coachella Valley, including 12 in Desert Hot Springs, 4 in Palm Springs, and 1 in Thousand Palms.

Additional support is provided by Desert Arc, based in Palm Desert, which provides vocational training, employment, adult day care, independence training, and case management services for adults with developmental disabilities in the Coachella Valley and Morongo Basin. Most clients are referred by the Inland Regional Center. Desert Arc operates on-site businesses at its Palm Desert campus, a smaller workshop facility in Yucca Valley, and a recycling center in Indio. Approximately 550 clients are enrolled in at least one program; eight (8) are Rancho Mirage residents.

The City complies with all requirements of the Americans with Disabilities Act and California Building Code to provide accessible and "barrier free" units for disabled residents, as necessary. Residential care homes for up to 6 clients with state licensing are permitted in the following residential zones: R-E, R-L-2, R-L-3, R-M, R-H, and MHP. Additionally, in October 2011, the City amended its Zoning Ordinance to allow (with a conditional use permit) supportive and transitional housing for more than 6 occupants in the R-H zone.

HIV/AIDS

A Riverside County Department of Public Health study (2012) indicates the city's HIV/AIDS population is approximately 157, and the Desert AIDS Project (DAP) has 63 clients in Rancho Mirage in 2013. The DAP is the Coachella Valley's only facility dedicated to the treatment of HIV-positive and AIDS patients. Many of these patients live on fixed incomes, and particular issues of concern include finding affordable housing and transportation to medical services. A substantial number of DAP's clients are between the ages of 30 and 50 and, as such, are not eligible for senior housing.

Vista Sunrise in Palm Springs is an 81-unit apartment building dedicated to HIV/AIDS patients. It offers affordable studio and 1-bedroom apartments to qualified applicants and is the only development of its kind in the Coachella Valley. The City's continued efforts to increase the number of affordable family units will benefit this population.

Large Families

There were 181 family households and 28 non-family households in Rancho Mirage with 5 or more members between 2007 and 2011, according to the American Community Survey. Of these larger households, 124 were in owner-occupied housing, and 85 were in renter-occupied housing. According to ACS, seventy-three (73) of large households in Rancho Mirage had incomes below the poverty level.

Compared to 2000 Census data figures, there was an 11% increase in the number of large family households (163 households in 2000 vs. 181 households in 2007-11), and a change in the type of large household, there being no non-family large households in 2000 vs. 28 households in 2007-2011.

As shown in Table IV-17, below, there are 2,542 housing units in the City with four or more bedrooms, 506 of which have five or more bedrooms. To further accommodate large families, in 2012 the City adopted amendments to the Section 19 Specific Plan that require projects in Section 19 to include at least 1% of the units with 4 or more bedrooms.

Large families, therefore, have housing opportunities to meet their needs in the City, and overcrowding does not appear to be problematic. As shown in Tables IV-9 and IV-10, less than 1% of all occupied units in Rancho Mirage are considered overcrowded.

Table IV-17
Total Number of Units by Bedroom Size

No. of Bedrooms	No. of Housing Units	% of Total Housing Units
No Bedroom	204	1.4%
1 Bedroom	616	4.4%
2 Bedrooms	3,980	28.3%
3 Bedrooms	6,726	47.8%
4 Bedrooms	2,036	14.5%
5 or more Bedrooms	506	3.6%
Total Housing Units	14,068	100%

Source: 2007-2011 American Community Survey

Single-Parent Families and Female-Headed Households

According to the 2007-2011 American Community Survey, there are 312 single-parent households with children in Rancho Mirage, of which 122 consist of a male head of household and 190 of a female head of household. The ACS further estimated that 29 of these female-headed households have incomes below poverty level. Male-headed families having incomes below poverty level numbered 30.

Compared to 2000 Census data, there has been a 39% increase in the number of single-parent households with children (224 households in 2000 vs. 312 households in 2007-11).



The most significant increase is in the number of male-headed households, in which there was a 144% increase (50 households in 2000 vs. 122 households in 2007-11).

The 2007-2011 ACS indicates there are 242 children less than 18 years of age in Rancho Mirage living in families whose incomes are below the poverty level. Of these, 61 live in single female-headed households, and 92 live in single male-headed households.

Single-parent families, particularly those with a female head of household, can experience lower incomes, higher living expenses, higher poverty rates, and lower rates of homeownership. Primary housing needs include affordability and units of sufficient size, and the availability of and proximity to child care and employment. The City's continuing efforts to maintain affordability restrictions on affordable housing units and its provision of a land use plan that facilitates multi-family housing in close proximity to child care facilities and employment, will benefit this population. Programs that assist with homeownership will also be advantageous.

Rental Rates

The current (2013) monthly rental rates for Rancho Mirage range from \$795 to \$4,500. Based on the 30% gross household income standard, a monthly income of \$2,660, or annual income of \$31,920 is needed to afford a rent of \$795 per month.

Energy Conservation

The desert environment of the Coachella Valley results in warm winters, and very hot summers. Although residents in Rancho Mirage may have lower than average heating costs in the winter, they can expect higher than average cooling costs in the summer. The costs of air conditioning can have a significant impact on a household's summer budget, particularly those with limited or fixed incomes.

The Building Division enforces the requirements of Title 24 of the Uniform Building Code, which sets standards for energy efficiency in all types of development. In addition, the City's Housing Authority has installed solar hot water systems at the Parkview Villas complex as a cost saving and energy efficiency measure. The City also offers cash incentives for recycling construction debris based on the percentage of solid waste diversion achieved by contractors building structures within the City..

The City also investigates the implementation of "green" building techniques for its affordable housing projects, and development by private parties. San Jacinto Villas, the City's newest affordable housing project, is LEED Silver certified. The Section 19 Specific Plan, which includes up to 1,899 dwelling units, includes incentives for energy efficient development, and "green" building guidelines. In all projects, passive solar design and water efficiency are considered in the planning stages, to assure that projects are developed as efficiently as possible. The City implements the following programs:

General Conservation

- Rancho Mirage has approved at least five (5) LEED (Leadership in Energy and Environmental Design) certified buildings, including office buildings, apartment buildings, and the first LEED certified retail commercial center to be built in the Coachella Valley.

- Rancho Mirage's Conservation and Open Space Element of the General Plan promotes the conservation, efficient use and thoughtful management of energy sources and mineral deposits as well as the long-term viability of limited and non renewable resources.
- Rancho Mirage's Section 19 Specific Plan includes Green Builder guidelines and development incentives.
- The City features environmental information and recycling opportunities in its quarterly newsletter, MirageScape.
- Approximately 33 restaurants are participating in the City's food waste program, which diverts tonnage from landfills and is recycled into agricultural products.
- The City operates a comprehensive recycling program that encourages and supports the recycling of household, business, construction, hazardous, and green waste. Ordinance No. 918 requires all construction and demolition sites to recycle all recyclable materials on-site. The City provides a free residential Hazardous Household Waste (HHW) service to all residents. Residents can call and make an appointment to dispose of any HHW. The HHW is properly collected and disposed of by a licensed service company.
- The City contributes to, and participates in, the Coachella Valley Association of Government's (CVAG) used motor oil and filter collection and recycling program.

Energy Conservation

- Rancho Mirage budgets funding annually for energy conservation consultants in order to better conserve electricity. Consultants constantly monitor and adjust, via the internet, both City Hall and Library HVAC (heating/ventilating/air conditioning) systems in order to save energy and operate efficiently. All City facilities have been upgraded with energy efficient lighting and upgrades to building HVAC equipment and software.
- Rancho Mirage promotes energy efficiency and conservation in all areas of community development, including transportation, development planning, and public and private sector construction and operation, as well as in the full range of residential and non-residential projects.
- Rancho Mirage's use of 26 watt fluorescent lighting fixtures as opposed to 150 watt incandescent bulbs in Citywide landscaping lighting has reduced energy consumption. The City also uses fluorescent lighting in all City facilities to further reduce energy consumption.
- The City supports public and private efforts to develop and operate alternative systems of solar and electric production that take advantage of local renewable resources.
- Rancho Mirage evaluates all new proposed projects for solar protection in order to reduce heat gain and promote energy conservation (overhangs on window and doors).



- Rancho Mirage was the first City in the Palm Springs Valley to be a Community Energy Efficiency Program (CEEP) jurisdiction.
- Rancho Mirage has adopted the voluntary Green Building Program, which allows home and commercial building owners to build or remodel their properties 15% above Title 24 requirements. The Program, adopted in 2012, is being implemented as part of the Coachella Valley Association of Governments' Green For Life project.

Water Conservation

- The City sponsors programmable irrigation clocks offered by the Coachella Valley Water District (CVWD) allowing residents to participate in water saving program at no cost.
- Beginning in Fiscal Year 2011/12, the City has partnered with CVWD to implement a turf replacement program that offers rebates to residential, commercial, and Home Owners Associations (HOAs) for converting turf to water-efficient desert landscaping. The City's portion of the program totals \$25,000 to be divided among qualified individual homeowners, and an additional \$25,000 to be divided among qualified HOAs and commercial property owners. All proposed projects submitted to the City are reviewed for potential adverse effects on water quality. (Title 17 of the Municipal Code).

Future Housing Needs

The Regional Housing Needs Allocation (RHNA) generated by the Southern California Association of Governments (SCAG), which is responsible for developing Housing Need Allocations for all counties and cities within its area, is presented in Table IV-19 for the 2014 to 2021 planning period.

Table IV-18
Regional Housing Needs Allocation
2014–2021

Income Category	Number of Units
Extremely Low Income	11
Very Low Income	12
Low Income	15
Moderate Income	18
Above Moderate Income	39
Total	95

Source: SCAG

Note that the Extremely Low and Very Low income categories are 50% each of the 23 units assigned for the Very low category.

For the 2014 to 2021 planning period, the City has been assigned 95 new housing units. Of these, 39 are to be affordable to households with incomes in excess of 120% of the median. It is assumed that the private market will provide these higher priced units without assistance from the public sector. However, 56 units are required for moderate and lower income households, which typically require financial assistance from the public sector for construction and maintenance, since units must be available at below market rates. There are several programs in place to help fund such projects. The lands on which affordable housing can be located in the City, and the programs in place to fund projects in the current planning period, are detailed below, under “Strategy For Meeting Affordable Housing Need.”

Approximately 48 multi-family and 1,218 single-family homes were constructed in Rancho Mirage from January 2006-April 2013, an average of approximately 181 units per year. The recent economic downturn has significantly impacted new residential construction across all income levels. Ultimately, market conditions will determine when residential construction resumes in the City. The status of the economy will play an important role in the City’s ability to generate new housing units in all income categories.

Quantified Objectives

The rate of demolition in the City has historically been fewer than 5 units per year on average. The City’s population is expected to slowly grow during the planning period, resulting in an expected need primarily in new housing, rather than in preservation or rehabilitation. Existing projects, particularly those with affordability restrictions, will need maintenance and improvement to remain in good condition. The Housing Authority has traditionally assigned funds to its Home Improvement Program to help with rehabilitation of older units.

Table IV-19 demonstrates the expected needs, by income category, for the period from 2014-2021.

Table IV-19
Quantified Objectives Matrix 2014-2021

Income Category	Extremely Low	Very Low	Low	Moderate	High	Total
New Construction	11	12	15	18	39	95
Rehabilitation	25	25	25	25		100
Conservation	10	10	10			30



CONSTRAINTS TO THE DEVELOPMENT OF HOUSING

Governmental and non-governmental constraints can affect the supply of housing for all income levels. Such constraints may affect the number of units built, the size and suitability of the unit, and the price of the unit. Although some constraints are beyond the control of local governments, others may be reduced or eliminated at the discretion of the local government. A number of potential constraints are discussed below.

Governmental Constraints

All cities impose requirements on development. These standards can become costly and can extend the amount of time required to plan and complete a project. This section examines whether Rancho Mirage's governmental requirements are a constraint on the provision of affordable housing.

Land Use Controls

The Land Use Element of the General Plan designates specific areas for different types of development and establishes density ranges for residential development. Zoning, which must be consistent with the General Plan, establishes more specific development standards, allowable uses, and limitations. Table IV-20 describes the City's General Plan land use designations, including density ranges.

In addition to General Plan designations, the City is implementing the Section 19 Specific Plan, which establishes development standards and guidelines for 270 acres located north of Dinah Shore Drive. The Specific Plan, which acts as both the General Plan and Zoning Ordinance for the area, establishes land use designations for residential land uses which are more intense than in other areas of the City. These land use designations are also included in Table IV-20.

Table IV-20
Residential Land Use Categories

Designation	Maximum Density	Purpose
R-L-2 Very Low Density	2 du/ac	Attached and detached single-family development, country club development, residential estates
R-L-3 Low Density	3 du/ac	Single-family subdivisions, planned residential developments using transfers in density to provide common open space
R-M Medium Density	4 du/ac	Single-family subdivisions, multi-family developments, planned developments, mobile home parks, affordable housing
R-H High Density	9 du/ac	Single- and multi-family planned developments, apartments, mobile home parks, affordable housing
MHP Mobile Home Park	9 du/ac	Preservation of existing mobile home parks
HR Hillside Reserve	1 du/640 ac	Areas of steep slope, sensitive habitat
MU Mixed Use	Varies	Combined residential and commercial development, specific plan required
RE Residential Estates	1 du/ac	Single-family homes, estate residential
S-OL Senior Overlay	N/A	Identifies locations that are specially suited to meet the needs of seniors [
Mixed Use Core (Section 19 Specific Plan)	Varies	Allow close proximity for living units, shopping and work.
Residential (Section 19 Specific Plan)	20-28 du/ac	Attached single-family, condominiums, apartments, with heights allowed to four stories.

Source: City of Rancho Mirage Plan, Land Use Element, 2006; Section 19 Specific Plan, adopted February 18, 2010, as amended by Ordinance 1047...



Zoning Constraints

Minimum standards for the residential portion of the Zoning Ordinance impact housing affordability by establishing the specific uses allowed or prohibited for each land use designation, and specific development standards such as required parking and setbacks. These are detailed in Table IV-21 and IV-22 below.

Table IV-21
Residential Development Standards,
Minimum Area Requirements for Residential Zones

Zones/Uses	Livable Area (Sq. Ft.)	Bedroom Maximum Number	Baths Minimum Number	Parking Required
Single-Family Detached	1,400 1,700 1,900	2 3 or 2+Den 4	1½ 1¾ 2	2 spaces in garage
Single-Family Attached	1,000 1,250 1,650	1 2 3	1 1½ 2	1 covered 2 covered
Planned Unit Development (Affordable Housing)	850 1,100 1,400	1 2 3	1 1¾ 2	2 spaces in garage and 1 guest space per unit
Apartments	850 900 1,000 1,200	1 2 3 4	1 1½ 1¾ 2	1 covered/1 uncovered 2 covered/1 uncovered 2 covered/1 uncovered
Senior Group Housing	410 510–570 610–670	Studio 1 2	1 1 2	1 covered/1 uncovered 1 covered/1 uncovered 1 covered/1 uncovered

Source: City of Rancho Mirage Zoning Ordinance, Sections 17.30.100, 17.30.210, and 17.26.040.

Table IV-22
Minimum Development Standards for Residential Zones

	R-E	R-L-2	R-L-3	R-M	R-H	MHP
Maximum Units/Acre	1	2	3	5	9	9
Lot Area	1 ac	15,000 sf	10,000 sf	8,000 sf (b)	7,000 sf (b)	(a)
Lot Width	100 ft	90 ft	80 ft	70 ft	60 ft	(a)
Lot Depth	100 ft	100 ft	90 ft	90 ft	90 ft	(a)
Front Setback	25 ft	25 ft (a)	25 ft (a)	20 ft (a)	20 ft (a)	10 ft
Rear Setback	25 ft	25 ft (a)	25 ft (a)	25 ft (a)	20 ft (a)	10 ft
Side Setback	10 ft	10 ft	10 ft (a)	10 ft	10 ft (a)	5 ft
Max. Building Lot Coverage	30%	30% (a)	30% (a)	30% (a)	35% (a)	30% (a)
Min. Distance Between Buildings	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft

Source: City of Rancho Mirage Zoning Ordinance Section 17.08.020, 2012; Ordinance No. 1020, adopted Oct. 6, 2011.

- (a) These dimensions vary in Planned Unit Development, Mixed Use, and Mobile Home Parks, and will be determined during Development Plan review.
(b) This standard can be reduced up to 25% for affordable units.

In addition, the Zoning Ordinance sets forth minimum room sizes for all residential zones, which are shown in Table IV-23.

Table IV-23
Minimum Room Size

Use	Minimum Area (Sq. Ft.)
Garage	400
Bedroom	140*
Full Bath	50
Three-Quarter Bath	40
Half Bath	30

Source: City of Rancho Mirage Zoning Ordinance, Section 17.30.110.

* For affordable housing, the bedroom shall be a minimum of 110 sf.

The City has developed less restrictive standards for affordable housing projects, as shown in Table IV-24.

Table IV-24
Minimum Area Requirements for Affordable Housing Projects

Zones/Uses	Livable Area (Sq. Ft)	Bedroom Maximum Number	Baths Minimum Number
Single-Family Detached	900	1	1
	1,200	2	1½
	1,500	3 or 2+Den	1¾
	1,700	4	2
Attached Units in a Planned Unit Development	850	1	1
	1,100	2	1¾
	1,400	3	2
Senior Congregate Housing	410	Studio	1
	510–570	1	1
	610–670	2	2

Source: City of Rancho Mirage Zoning Ordinance, Sections 17.30.100 and 17.30.210, 2012.

With the adoption of Ordinance No. 1020 in 2011, Chapter 17.08 (Residential Districts) of the Zoning Code was amended to include zoning changes for special types of housing. Homeless shelters were eliminated from residential zoning districts and are now permitted in the Public (institutional) zone. The City does not regulate supportive or transitional housing which occurs in single family homes and includes 6 or fewer residents. Supportive and transitional housing is permitted in the High Density Residential zone, as described in Table IV-25. In order to be consistent with Government Code 65583, the Zoning Ordinance must be amended to allow transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. Program 5.C. has been added to address this requirement. The table below identifies zoning designations that accommodate special types of housing.

Table IV-25
Zoning for Special Housing Types

Housing Type	Zone Where Permitted
Multi-family Rental Housing	R-L-3 (D) R-M (D) R-H (D)
Factory-built Housing	R-E (D) R-L-2 (D) R-L-3 (D) R-M (D) R-H (D) MHP (D)
Mobile Homes	MHP (D)
Housing for Agricultural Employees	There is little to no demand for this housing type, and no dedicated zoning district has been established.
Homeless Shelters	Public (institutional)
Supportive Housing – more than 6 occupants	R-H (C)
Transitional Housing – more than 6 occupants	R-H (C)
Single Room Occupancy Units	<u>As Part of Second Residential Units:</u> R-E (D) R-L-2 (D) R-L-3 <u>As Part of Guest/Employee Housing:</u> R-E R-L-2 R-L-3 R-M As Part of <u>Assisted Living Facility:</u> R-M (C) R-H (D) <u>As Part of Senior Congregate Care Housing:</u> R-L-3 (D) R-H (D) MHP (D) <u>As Part of Hotel:</u> C-G (D) C-C(D) M-U(D) Rs-H (D)

(D) = development plan permit required

(C) = conditional use permit required

Source: City Ordinance No. 1020 and Municipal Code Title 17



In the Section 19 Specific Plan, development standards vary from the Zoning Ordinance to allow the special uses and densities permitted in the Plan. The development standards are much more limited, and allow greater flexibility in the Specific Plan area than in other areas of the City. These standards are illustrated in Table IV-26, below.

Table IV-26
Section 19 Specific Plan
Development Standards

Standard	Requirement
Density	20 to 28 du/ac Min. 20 du/ac on designated sites ¹
Setbacks	10-28 feet
Parking, Single Family	2.00/unit + 0.25/unit guest
Parking, Multi-Family	1.75/unit + 0.15/unit guest
Min. Common Area Open Space	100 s.f./unit

¹ Minimum densities of 20 du/ac on sites designated for exclusively residential use.
Source: Section 19 Specific Plan, as amended by Ordinance No. 1047.

Certain design standards such as architectural enhancements, roofing materials, and landscaping can increase the costs of housing. In the City of Rancho Mirage minimum unit areas and reduced parking for senior housing and affordable housing projects meet the same design standards as other residential developments.

Infrastructure Requirements

All projects, including residential developments, are generally required to install all necessary on- and off-site improvements, including streets, curbs, sidewalks, and water and sewer connections. Adequate infrastructure may already exist on some infill lots.

Typical infrastructure requirements in Rancho Mirage include:

- ✎ Local streets: 60-foot right-of-way; 40-foot-wide street.
- ✎ Restricted local street: 50-foot right-of-way; 36-foot-wide street.
- ✎ Secondary street: 88-foot right-of-way; 64-foot-wide street.
- ✎ Concrete 6-inch curbing.
- ✎ Connection to the nearest water and sewer mains.

The City's Public Works Department establishes actual requirements for proposed projects may vary depending on the specifics of the site. Requirements for each project are intended to connect the project site with the City's existing infrastructure and provide for the needs of the project's residents without compromising service to existing residents.

Although these requirements are consistent for all cities in the Coachella Valley, the requirements to install infrastructure can adversely impact the cost of housing projects. In those instances where the infrastructure costs, in combination with other costs of construction, create economic infeasibility, the City may choose to subsidize the infrastructure improvements through its General Fund or Housing Authority.

Building Code Requirements

The City has adopted and enforces the 2010 California Building Standards Code to ensure all housing units are constructed to minimum safety standards. The City is not permitted to adopt standards that are less stringent than the California Building Standards Code. Imposition of the California Building Standards Code does not unduly impact the cost of housing in Rancho Mirage in comparison to any other community in the State.

Fees

Rancho Mirage has established development fees for typical single and multi-family residential development within the City. Table IV-27 outlines such current fees. Planning fees associated with residential development are shown in Table IV-28. It should be noted that additional fees may be charged for review of other types of planning applications such as tract maps, planned development permits, architectural review, and environmental review.

Although development, planning, and related fees ultimately raise the cost of housing, cities and counties can offer reduced or subsidized fees for certain types of projects including affordable housing projects. Transportation Uniform Mitigation Fees (TUMF) for new construction provide exemptions for affordable housing projects. Similarly, license tax fees offer exemptions for affordable projects.





Table IV-27
Development Fees, City of Rancho Mirage

	Single-Family		Multi-Family 20 Units; 2 Bedrooms/ 800 Sq.Ft.
	1,800 Sq. Ft.	2,500 Sq. Ft.	
Estimated Construction Valuation	\$134,690	\$219,695	\$1,276,800
Fees			
• Building	\$888.00	\$1,108.50	\$4,798.50
• Plan Check	\$577.20	\$720.53	\$3,119.03
• Mechanical, Electrical, Plumbing	\$450.00	\$450.00	\$4,000.00
• License Tax	\$2,358.00	\$3,894.00	\$20,960.00
Subtotal	\$4,273.20	\$6,173.03	\$32,877.53 (\$1,643.88/unit)
Non-City Fees			
• SMIP	\$17.05	\$23.25	\$1,276.80
• TUMF	\$794.31	\$794.31	\$11,005.80
• School Fee	\$3,690.00	\$5,125.00	\$32,800.00
Subtotal	\$4,501.36	\$5,942.56	\$56,082.60 (\$1,643.88/unit)
TOTAL	\$8,774.56	\$12,115.59	\$77,960.13 (\$3,898.01/unit)
Source: City of Rancho Mirage			

Table IV-28
City of Rancho Mirage – Planning Fee Schedule

Item	Fee
General Plan/Zoning Map Amendment	\$3,930
Specific Plan	\$11,537
Conditional Use Permit	\$5,203
Variance	\$3,695
Development Agreement	\$3,891
Preliminary Development Plan (less than 5 ac./5 ac. +)	\$5,201/\$7,660
Final Development Plan	\$2,178
Single-Family Dwelling Permits	\$1,621
Environmental Assessment	\$1,551
Environmental Impact Report	\$13,354
Zoning Interpretation	\$89
Appeals	\$1,607
Tentative Parcel Map	\$1,888
Revisions After Approval	\$1,018
Tentative Tract Map (5-20 acres/20+ acres)	\$6,189/\$9,774
Source: Rancho Mirage Planning Department	

Permit Processing Procedures

Affordable and market rate residential housing projects are subject to the Development Plan (DP) process, which requires review by City staff, and review and approval from the Architectural Review Board (ARB), Planning Commission and City Council. The DP process is a site plan review process which assures that zoning requirements are met, and is similar to typical processes throughout California.

The Architectural Review Board ensures that the development standards required in the Zoning Ordinance, such as unit size, density, height limits, setbacks, and parking, are met in each development proposal. The DP consists of two applications: the Preliminary Development Plan (PDP) and the Final Development Plan (FDP).

Preliminary Development Plan: The review and approval process begins when the applicant submits the PDP application to the Planning Division. The PDP application includes site plans, elevations and similar public hearing materials.

Within 30 days of submittal, Staff reviews the application and notes any corrections in a letter to the applicant. Project plans and materials are routed to various public agencies (e.g., Fire Marshal, Coachella Valley Water District, etc.) and City Departments, including Public Works, for comments when the project application is determined complete



Once the application is deemed complete, the proposal is scheduled for review by the ARB. The proposal is scheduled for a public hearing before the Planning Commission once the ARB review has been completed. Finally, City Council considers the results of the ARB review and the Planning Commission hearing, and makes a determination on the project.

Processing time for most PDPs takes an average of three to four months from the time a PDP is submitted until the time City Council makes a determination. The actual amount of time varies greatly depending on the completeness of the initial application, the time required to resubmit once comments have been made, and the determination or requirements set forth by project reviewers.

Final Development Plan: The FDP application, submitted to the Planning Division, consists of the project's construction plans prepared in accordance with the approved PDP application and any Conditions of Approval set forth during the review process. Planning Division staff approves the FDP as long as the project substantially conforms to the approval given by City Council.

The FDP, which can be filed and approved at any time after the PDP approval, may be approved within two to four months. Construction of the project must begin within one year of the FDP approval, or within two years if a Tract Map accompanied the FDP, or the approval expires.

Extensions of one year to both the PDP and FDP are allowed under the Zoning Ordinance.

Parcel and Tract Maps: Depending on the project, parcel maps (four or fewer lots) or tract maps (five or more lots) may be required. The project and environmental review and approval process and time involved for such maps are similar to the PDP application, except that ARB review is not required. The subdivision map is most often processed concurrently with the PDP, and does not extend the processing time for the project.

Tentative Parcel maps are approved by the Planning Commission. Tentative Tract Maps receive final approval from the City Council. A Final Map must be submitted and approved by the City Council as a non-public hearing item within that time. Should the applicant not be able to receive an approved Final Map within the two-year period, one-year extensions, as provided by State law, are possible.

The timelines described above are typical of the cities of the Coachella Valley, and less time consuming than County processes. The times required to process applications in the City are not considered constraints to housing.

Code Enforcement

The City's Building Division enforces the California Building Standards Code to ensure that new construction is safe for the occupants, and is properly maintained. The Code Compliance Division is responsible for the on-going maintenance of housing units in a safe and habitable condition.

Code compliance for structural deficiencies or maintenance problems is processed as follows: A phone call and/or a site visit is made to the property owner. In most instances, this is sufficient to cause the violation to be corrected by the property owner. Typically, the property owner is given 20 days to correct the violation. If personal contact is not possible, the Code Compliance Division will send a letter to the owner of record. The City has the

ability to directly abate a violation, if the owner is unwilling or cannot be located. All costs associated with abatement are billed to the property owner. If the owner is unwilling to pay, a tax lien is placed on the property.

These procedures are typical of those employed by most cities in California, and do not place an un-due constraint on the development or maintenance of housing.

Article XXXIV

The California Constitution, Article XXXIV requires voter approval of affordable housing developments when they are developed, constructed, or acquired in any manner by a public agency. Rancho Mirage voters considered and passed an Article XXXIV referendum in 1981. The authorization was not for any specific site or project.

Article XXXIV requirements do not apply to projects that are owned by a private developer, owned by a private non-profit organization, or contain less than 50% affordable units.

Economic Constraints

Land Costs

Land costs in the first half of the last decade escalated rapidly throughout California. In the last two years, however, land costs have been moderated by the recent economic downturn. As the planning period extends for 8 years, land costs will fluctuate, and will continue to be an issue directly tied to the provision of affordable housing.

A survey of listed properties in Rancho Mirage in 2013 revealed prices ranging from \$11 to \$31 per square foot for a vacant residential lot, with the average price per square foot approximately \$17. Land values in Rancho Mirage are among the highest within the Coachella Valley, and although the City does not determine the price of land, land use policies regulate the number of units built per acre, which directly impact the cost of development.

Construction Costs

Single-family and multi-family construction costs are estimated to range between \$75 and \$250 per square foot in the current economic environment, depending on home design and materials selected. Although the City cannot directly control construction costs, the City does offer subsidies to achieve affordability in residential units.

Financing Costs

The purchase price of a dwelling unit is impacted by financing costs, which can affect affordability and the home buyer's ability to purchase. Interest rates directly impact financing costs, and vary in response to national factors. Currently interest rates are low at 3% to 5% depending on the length of the mortgage. The City may develop and implement programs to write down interest rates in order to increase affordability. Financing for both construction and long-term mortgages is generally available subject to normal underwriting standards.



Homeowners Associations

In Rancho Mirage there are several country clubs, gated communities, and residential neighborhoods that have homeowners associations that charge mandatory monthly fees. Although the initial purchase price of homes in many country club and gated communities exceeds the definitions of affordable to moderate income households, some purchase prices may appear affordable. However, the total housing payment including principal, interest, taxes, and insurance is combined with a monthly Homeowners Association fee, the total payment can exceed 30% of the household's income and become unaffordable.

Physical Constraints

Maintenance of Housing Stock

Although the majority of housing in Rancho Mirage is relatively new, as of 2010, 41% of the units in the City were over 30 years of age. Structures over 30 years of age require maintenance to remain in habitable condition. Lower income renters and owners may be unable to afford repairs. The City's Home Improvement Program was designed to aid those households in maintaining and improving their properties.

Infrastructure

Although most of the City's infill development sites are not constrained by the lack of infrastructure, there are a few areas with inadequate services.

- ✎ The neighborhood near Thunder Road, south and west of Highway 111 and Country Club, consists of three cul-de-sac streets (Bird, View and Estates Roads) and dwelling units located on these roads lack sewer. Single-lot development is infeasible due to the high cost of installing sewer lines and establishing connections to the main system.
- ✎ Peterson and Mirage Cove is an area of one acre and larger equestrian lots without sewer service. Existing homes are now on septic systems, and some still have individual wells for domestic water supply. Development of new homes has not occurred due to the high cost of installing sewer lines.
- ✎ Vista del Sol is an area of one acre lots lacking adequate infrastructure. Although property owners are working to form an assessment district to install necessary infrastructure and remove impediment to development, no infrastructure expansion is currently planned for this area.

These areas of the City lack sewer and water infrastructure, which limits development. Some of these neighborhoods, particularly in the Thunder Road area, may be ideal for affordable housing, but will need infrastructure improvement prior to development. This potential constraint is addressed in the policies and programs below.

Strategy for Meeting Affordable Housing Need

The City's Housing Authority consists of the five City Council Members and establishes a voting authority for affordable housing projects. The Housing Authority, among other tasks, pursues mobile home park acquisition, joint venture projects with private developers, and development and management of Housing Authority-owned affordable housing projects.

In this planning period, the Housing Authority accomplished numerous affordable housing projects, each of which is described below.

San Jacinto Villas: The Housing Authority began construction of the San Jacinto Villas project in 2009, and occupancy took place in 2011. The project created 83 new very low, low, and moderate income affordable units for residents over 55. It is LEED Silver certified, and amenities include a community swimming pool, clubhouse, and network of pedestrian paths.

Rancho Palms Mobile Home Park: In 2009, the Housing Authority acquired the Rancho Palms Mobile Home Park at 39-360 Peterson Road. The Housing Authority is in the process of finalizing purchase of one remaining coach, clearing the park, and providing for site clean-up. It is anticipated that the property will be redeveloped into an affordable residential use, and the City will consider whether all, or some, of the future units will be affordable. However, with the elimination of RDA and housing set-aside funds, it is unclear when development will occur.

Section 19 Specific Plan: With the adoption of Ordinance No. 1047 in 2012, the City requires the provision of 1,120 affordable housing units in the Section 19 Specific Plan area just south of I-10. Units will be reserved for extremely low, very low, and low income households. Extension of water and sewer lines to serve the first phase (mixed use development) of the Specific Plan is expected to begin during the 2014-2021 housing cycle; however, no development plans for affordable housing have been proposed.

Monterey & Dinah Shore Land Holding: The City-owned 50 acre property is in close proximity to the Monterey Marketplace shopping center. A total of approximately 227 units of single and multiple family housing for very low and low income households had been planned for this property. However, because of the elimination of RDA and housing set-aside funds, it is unclear whether this project will be developed.

Parkview Villas: The Housing Authority completed a re-roofing of this project between June 2006 and April 2009. Expenditures totaled approximately \$269,000.

Home Improvement Program: This program assists very low to moderate income households with the rehabilitation of their homes in the form of emergency grants, matching funds, and energy conservation grants. The Fiscal Year 2012/13 City budget allocated \$150,000 to this program.

Land Availability

In order to determine if sufficient lands are available for the construction of the 56 extremely low, very low, low and moderate income units required to meet the City's RHNA allocation, an analysis of available lands was conducted. Table IV-29 lists the available parcels, and the potential units to be generated on these parcels for affordable housing. Maps of vacant lands are provided in Appendix A of this Element.



Table IV-29
Vacant Land Inventory – Potential
Affordable Units

Assessor's Parcel No./General Plan & Zoning	Acreage	Potential Units
670-230-014/High Density	40	400
689-202-005, -006, -007, 010, 011, -012, -013, -016, - 017, -018, -026, -027, -028, -029, -031, -032, -033, - 036/High Density	4.86	44
Section 19 Specific Plan/Residential Planning Areas 4.01, 4.02 or 4.03	7.3 7.4 7.4	183 205 200
618-500-019, High Density Residential	20±	227
Total	72.3	854- 876

As described in Table IV-29, the City proposes to accommodate all extremely low, very low, low and moderate income housing on lands distributed throughout the City. Three parcels within the Section 19 Specific Plan are included in the inventory. These parcels allow densities of 20 to 28 units per acre. Any one of them could develop for affordable housing during the planning period.

The lots in the Thunder Road area (4.86 acres) are all of 0.2 to 0.4 acres in size. Their size, in the High Density Residential zone, makes effective development very difficult, and has resulted in extremely limited development in this area. The neighborhood, however, is located immediately south of Highway 111, immediately adjacent to a SunLine Transit bus stop, and close to shopping and employment centers. This area has potential for redevelopment, and a program has been included below to encourage the Housing Authority to work with private parties towards purchase and consolidation of these lots for effective use as an affordable housing project in the future.

The City has traditionally and successfully developed affordable housing at a density of 9 or 10 units per acre, due largely to the City's commitment of financial resources, and securing of funds through other programs. As shown in Table IV-30, below, 3 of the City's 7 affordable housing projects currently have a density of 10 units per acre or less.

Table IV-30
Density of Existing Affordable Housing Projects

Project Name	Acreage	# of Units	Density
Santa Rosa Villas*	4.85 acres	34	7.2 du/ac
Parkview Villas*	9.87 acres	82	8.3 du/ac
Whispering Waters*	1.84 acres	30	16 du/ac
San Jacinto Villas*	8.7 acres	83	9.5 du/ac
Las Colinas	8.2 acres	84	10 du/ac
Villa Mirage	6.22 acres	98	15.7 du/ac
Rancho Mirage Resort	30 acres	189	6.3 du/ac
*Owned by the Housing Authority			

The City has established a policy of developing and owning affordable housing projects in the City. For the Monterey Village project, which will yield about 227 units, the cost per unit is estimated to be \$176,990 per unit. Depending on the availability of adequate funding, the Housing Authority may leverage cash and land to help fund the project.

As shown in the Table, there are more than sufficient lands available to meet the RHNA extremely low, very low and low and moderate income allocation for the 2014-2021 planning period.

The City's above moderate income housing is expected to be constructed at market rates, and without assistance. There are currently 72.3 acres of vacant land designated Very Low Density Residential, Low Density Residential and Medium Density Residential in the City, with a potential for 854-876 housing units.

Funding of Future Housing Projects

Per Assembly Bill x126 and the California Supreme Court opinion in *California Redevelopment Association, et. al v. Ana Matosantos, et. al.* ("Dissolution Act"), redevelopment agencies statewide were dissolved effective February 1, 2012. The City assumed the role of "Successor Agency" to the former Rancho Mirage Redevelopment Agency (RDA) with responsibilities to manage redevelopment projects currently underway, liquidate the assets of RDA, and pay off its debts. Property tax revenues acquired by RDA must be used to pay existing bonds and other local government obligations, such as payments to taxing entities that benefit from property tax distributions. Funding for previously planned RDA projects has been eliminated, and the City will have to modify its planned projects and/or find alternative funding sources for them. The Housing Authority is expected to have up to \$15 million in funds available for housing projects during the planning period subject to final implementation of ABx1 26, and the subsequent adoption of AB 1484 in June 2012, which supplemented the provisions of ABx1 26, both of which impact future Housing Authority fund balances. With the elimination of RDA Set-Aside funds, the Housing Authority will need to find other means of maintaining existing Housing Authority properties and financing new future affordable housing projects, including joint ventures with the development community.



PUBLIC PARTICIPATION

The Housing Element Update process included public participation in the form of public workshops, City Council study sessions, and public hearings. The first workshop was conducted on April 25, 2013 and included a presentation on the basic requirements of Housing Elements and the update process. The primary goal of the workshop was to collect information from the public on the housing needs of the City. One representative of the Coachella Valley Housing Coalition attended. A second workshop was conducted with the Planning Commission on April 25, 2013. A representative of the Housing Commission attended. Comments received at the workshops indicated that with the loss of redevelopment, affordable housing development companies are looking for private funding, and focusing on substantial rehabilitation of existing housing, rather than the construction of new units. The City advertised the Housing Element workshops in the display advertising section of the newspaper, mailed notices to affordable housing development entities, including the Coachella Valley Housing Coalition, Habitat for Humanity and Palm Desert Development Co., and posted the notice on its website. The City will continue to advertise Housing Element hearings in the Desert Sun, send notices to local housing developers, and post on its website.

HOUSING GOALS, POLICIES, AND PROGRAMS, 2014-2021

GOAL 1

A variety of housing types that meet the needs of residents within the City.

GOAL 2

Housing to meet the needs of the City's lower income households.

GOAL 3

The preservation and maintenance of the City's affordable housing supply in a safe and sanitary condition.

Policy 1

The General Plan shall provide for a mixture of residential densities dispersed throughout the City.

Program 1.A

The City shall monitor the remaining supply of vacant land in all residential zoning categories.

Responsible Agency: Development Services Department

Schedule: Annually with General Plan Annual Report

Program 1.B

The City shall review and revise its residential development standards, as needed, to ensure that a variety of housing types are accommodated without sacrificing the City's design standards.

Responsible Agency: Development Services Department

Schedule: Annually with Zoning Ordinance Annual Update

Program 1.C

The City's Density Bonus Ordinance shall be amended to satisfy the requirements of State law.

Responsible Agency: Development Services Department

Schedule: As needed with changes in State law

Policy 2

The City's residential development standards shall allow for a diversity of housing types while adhering to the General Plan's community design policies.

Policy 3

Affordable housing developments shall be distributed throughout the City rather than concentrated in one area.



Policy 4

Rental projects developed with City funds to provide affordable housing shall be owned by the Housing Authority to the greatest extent possible, in order to ensure that the quality of life within these projects is maintained.

Program 4.A

The Housing Authority shall consider all available options when developing rental units, including hiring contractors through requests for proposals, participating in tax credit applications and other strategies as they become available.

Responsible Agency: Housing Authority

Schedule: As projects are proposed

Program 4.B

The Housing Authority shall maintain a program for substantial rehabilitation of existing rental units within the City.

Responsible Agency: Housing Authority

Schedule: Annually with adoption of Budget

Program 4.C

The City shall solicit private parties to purchase and consolidate small vacant lots in the Thunder Road area to allow the development of an economically feasible project for extremely low, very low, low and/or moderate income households. Outreach efforts shall include annual meetings with affordable housing developers such as Coachella Valley Housing Coalition, Habitat for Humanity and Palm Desert Development.

Responsible Agency: Housing Authority

Schedule: Annually through Desert Valley Builders Association meetings, individual meetings with developers, etc.

Policy 5

The City shall strive to meet the State-mandated special shelter needs of, large families, female-headed households, single-parent families, workers employed in Rancho Mirage, senior citizens, the disabled and homeless individuals through the continued efforts of the Housing Authority in developing or assisting private interests in developing housing for all types of households.

Program 5.A

Continue to support and assist in enforcing the provisions of the Federal Fair Housing Act. Information on the Fair Housing Act, as well as methods for responding to complaints, shall be available at City Hall. The materials shall also be provided to the City Library and Post Office for distribution. The City's Housing Commission shall continue to hear Fair Housing issues at its regular meetings.

Responsible Agency: Housing Authority

Schedule: In accordance with the Housing Commission's public meeting schedule

Program 5.B

The City shall work with private organizations in assisting whenever possible in the housing of disabled residents, through continued participation by the Housing Authority.

Responsible Agency: Housing Authority, Development Services Department

Schedule: Annually with adoption of Budget

Program 5.C

The City shall amend the Zoning Ordinance to allow transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Responsible Agency: Development Services Department

Schedule: 2013-2014

Policy 6

The City shall encourage the protection of existing affordable senior housing units.

Program 6.A

The City shall monitor existing mobile home parks, and shall consider the allocation of General Fund and/or Housing Authority funds to correct health and safety concerns as they arise.

Responsible Agency: Code Compliance Division, Housing Authority

Schedule: Annually with adoption of the Budget

Program 6.B

The City shall monitor existing senior apartment buildings, and shall consider the allocation of General Fund and Housing Authority funds to correct health and safety concerns as they arise.

Responsible Agency: Code Compliance Division, Housing Authority

Schedule: Annually with adoption of the Budget



Policy 7

There shall be equal access to housing regardless of race, color, religion, national origin, sex, age, family status or sexual orientation.

Policy 8

The City's mandated fair share of affordable housing shall be maintained by resale and rental restrictions, applicant screenings, and other appropriate mechanisms established as conditions of approval for new affordable housing projects.

Policy 9

The Housing Authority shall pursue the development of 56 extremely low, very low, low and moderate income units in this planning period.

Program 9.A

The Housing Authority shall pursue a funding strategy for the development of the Monterey Village project as a family project comprised of approximately 227 ownership and rental units including extremely low, very low and low income family households. The Authority shall consider all available tools to leverage the project, and shall work with private development entities to secure the total funding necessary given the elimination of future housing set-aside funds.

Responsible Agency: Housing Authority, Development Services Department

Schedule: 2016: Apply for funding. 2017: Begin Construction. 2018: Occupancy.

Program 9.B

The Housing Authority shall consider the construction of units containing 4 or more bedrooms in its future development projects to address the potential for overcrowding, which currently stands at 2.5% of the City's total housing units. The Monterey Village project shall include 6 (2.5%) units with 4 or more bedrooms.

Responsible Agency: Housing Authority

Schedule: 2016-2018

Program 9.C

The Housing Authority shall give family households first priority for extremely low, very low and low income units.

Responsible Agency: Housing Authority

Schedule: 2014-2021

Policy 10

The City may, whenever it deems feasible and necessary, reduce, subsidize or defer development fees to facilitate the development of affordable housing.

Program 10.A

The City will include an analysis of fee reduction, subsidy or deferral in staff reports for affordable housing projects, to facilitate the Council's consideration of same on a case by case basis.

Responsible Agency: Development Services Department

Schedule: As projects are proposed

Policy 11

The City shall apply its density bonus provisions to all qualifying affordable housing projects.

Policy 12

The City shall provide up to 205 units for extremely low, very low, or low income households within Planning Areas 4.01, 4.02, or 4.03 of the Section 19 Specific Plan.

Program 12.A

The minimum 20 unit per acre requirement (Government Code Section 65583.2 (h) & (i)) shall be maintained within the Section 19 Specific Plan for Planning Areas 4.01, 4.02 and 4.03 consistent with Government Code Section 65583.2(c)(3)(B).

Responsible Agency: Development Services Department

Schedule: 2013-2014

Program 12.B

To facilitate the development of housing for lower-income households in the Section 19 Specific Plan area, the City will encourage further land divisions as identified in Table IV-29 resulting in parcel sizes that facilitate multifamily development affordable to lower income households in light of state, federal and local financing programs (i.e. 50-100 units). The City will offer incentives for the development of affordable housing including but not limited to:

- priority to processing subdivision maps that include affordable housing units,
- expedited review for the subdivision of larger sites into buildable lots,
- financial assistance (based on availability of federal, state, local foundations, and private housing funds).

Responsible Agency: Housing Authority

Schedule: 2014-2021 As projects are proposed



Policy 13

The City may assist existing extremely low, very low and low income households in maintaining their homes in a safe and habitable condition.

Program 13.A

The Housing Authority shall provide financial assistance, subject to available funding, to lower income households through its Home Improvement Program, as described on page 22 (Rehabilitation Needs) of this Element.

Responsible Agency: Housing Authority

Schedule: Annually with adoption of the Budget

Policy 14

Relocation assistance shall be provided to lower income households who are displaced by public or private redevelopment activities as mandated by the State.

Policy 15

The City shall make every effort to preserve units at risk at Rancho Mirage Resort.

Program 15.A

In order to preserve units at risk, the City shall:

- Monitor the status of affordable units that may become at-risk of conversion.
- Provide technical assistance as feasible to facilitate preservation for units considered at risk of conversion. Annually contact property owners, gauge interest and identify non-profit partners and pursue funding and preservation strategy on a project basis.
- Work with owners and potential buyers to assure that affordability covenants are maintained through the planning period.
- Use, where feasible, available financial resources to restructure federally assisted preservation projects, in order to preserve affordability. Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue or support applications of non-profits for these funding sources at the federal, State or local levels.

Responsible Agency: Housing Authority

Schedule: 2014-2015

Appendix A

Aerial Inventory of Available Sites



